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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: GMH-STEWART TERRACE MULTI-FAMILY SITE PLAN
(264 MARKET RATE UNITS – Lot #1 of GMH Subdivision)
PROJECT LOCATION: CLARK STREET (OFF NYS RT. 207)
SECTION 2 – BLOCK 1 – LOT 34.2 (PART OF)
PROJECT NUMBER: 02-18
DATE: 28 MAY 2003
DESCRIPTION: THE PROJECT INVOLVES A SITE PLAN FOR THE DEVELOPMENT
OF ONE OF THE SUBDIVISION LOTS INTO 263 MARKET RATE
MULTI-FAMILY RESIDENTIAL UNITS (PLUS AN OFFICE). THE
APPLICATION WAS PREVIOUSLY REVIEWED AT THE 26 JUNE
2002, 9 OCTOBER 2002 AND 11 DECEMBER 2002 AND
26 FEBRUARY 2003 PLANNING BOARD MEETINGS.

1. Corrections were complete for the February 2003 meeting, but details regarding the PILOT were not resolved and approval was not considered. I am aware of one proposed change, as described under comment #2.
2. The applicant proposes the following changes since the February plan review:
 - Relocation of the clubhouse and pool to the “front” of the site (to the south end, near the main project entrance).
 - Relocation of 4 units (multi-story) from the west side of the site, to the east (where the clubhouse was previously located)
 - Parking revisions.

I believe the change is an improvement. The only recommendations we had to the applicant is that a parking area be provided for the clubhouse, to run off the 1st parking area on the left, and that no parking be created that must back out onto the main road, and that hydrant access be confirmed in the area of the clubhouse. They indicated the final plans will include these items.

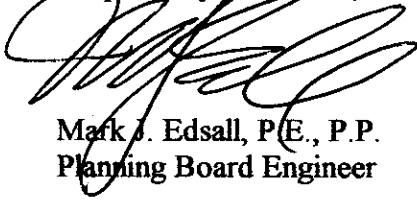
3. The Board completed SEQRA on 26 February 2003, covering the entire “action” (subdivision plus both site plans). No further action is required under SEQRA.

REGIONAL OFFICES

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4. If all is resolved with the PILOT issue, and the Board is considering approval of the project, the motion should be conditional on the following:
- A final review of the plans by the Planning Board Engineer to determine that all corrections are included on the plans to be stamped. These plans to include the revision noted under comment #2 above, with all plans conformed to the revised layout.
 - The Planning Board should require that a bond estimate be submitted for this Site Plan (Subdivision) in accordance with Chapter 19 of the Town Code.
 - Payment of all fees

Respectfully Submitted,



Mark J. Edsall, P(E.), P.P.
Planning Board Engineer